

Excerpts
Planning Commission Minutes
September 11, 2002

Application No. YVA-16-02, Richard and Rosemary Stacpoole: Request for a change in use in Yorktown, pursuant to Section 24.1-327(b)(4) of the Zoning Ordinance, to authorize the conversion of an art gallery, known as "On the Hill," to an antique store with living quarters in an existing building located at 121 Alexander Hamilton Boulevard and further identified as Assessor's Parcel No. 18-3B. The property is zoned YVA (Yorktown Village Activity). The Comprehensive Plan designates Yorktown as an historical village without reference to specific land uses.

Mr. Tim Cross, utilizing audiovisual presentations, presented a summary of the staff report to the Commission dated August 26, 2002 and noted the staff recommendation of approval.

Mrs. White asked what the outcome would be if the application were approved and the applicant does not continue conducting an antique business at the location. Mr. Cross said if that were to occur the building would become a single-family home.

Mr. Barba suggested the property would be ideal for a coffee shop or restaurant, as well.

The Chair opened the public hearing.

Mr. Richard B. Stacpoole, 125 Roffinghams Way, Williamsburg, offered to answer questions. Replying to Mr. Hendricks, Mr. Stacpoole said he would not destroy any trees to add parking spaces. His dream has been to operate an antique shop, he said, and he and his wife believe they have found the perfect place to fulfill the dream. They also look forward to being part of the Yorktown community.

Mr. Gary Freeman, proprietor of Gin Tail Antiques, 114 Ballard Street, welcomed the prospect of the Stackpooles' venture, adding it would increase the draw of the antique shops that already are in the village and be good for business.

Hearing no others, the Chair closed the public hearing.

Mr. Hendricks commented that this appears to be a good use for a good location.

Mrs. White voiced her satisfaction with the proposal.

Resolution No. PC02-36

On motion of Ms. White, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO
AUTHORIZE AN ANTIQUE SHOP WITH LIVING QUARTERS WITHIN AN
EXISTING BUILDING LOCATED AT 121 ALEXANDER HAMILTON
BOULEVARD IN THE VILLAGE OF YORKTOWN

WHEREAS, Richard and Rosemary Stacpoole have submitted Application No. YVA-16-02, pursuant to Section 24.1-327(b)(4) of the York County Zoning Ordinance, to authorize the conversion of an art gallery, known as "On the Hill," to an antique store with living quarters in an existing building located at 121 Alexander Hamilton Boulevard and further identified as Assessor's Parcel No. 18-3B; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application in accordance with applicable procedure; and

WHEREAS, the Commission has given careful consideration to the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 11th day of September 2002, that Application No. YVA-11-02 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a change in use, pursuant to Section 24.1-327(b)(4) of the York County Zoning Ordinance, subject to the following conditions:

1. This application shall authorize the establishment of an antique shop with living quarters in an existing structure on property located at 121 Alexander Hamilton Boulevard and further identified as Assessor's Parcel No. 18-3B.
2. One (1) freestanding, non-illuminated sign, not exceeding six (6) square feet in area, shall be permitted to identify the use.
3. On-site parking for a minimum of two (2) vehicles shall be provided to accommodate the living quarters associated with the antique shop. Permitted surfacing materials for the driveway and the parking area shall include compacted soil/stone mixture, brown pea stone/gravel, exposed aggregate concrete, and brick pavers.
4. Outdoor storage or display of merchandise shall be expressly prohibited.
5. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.